



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

*Gila County Supervisors' Conference Room
610 E. Highway 260, Payson, AZ*

*Gila County Public Works Conference Room
745 N. Rose Mofford Way, Globe, AZ*

**CDC guidelines and the Arizona Governor's Executive Orders for
COVID-19 will be observed.**

**Thursday, September 17, 2020
10:00 A.M.**

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Pam Griffin.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (Present), Travis Holder (Absent), Lori Brown (Present), Brian Goslin (Absent), Dean Pederson (Present), Mary Lou Myers (Present), Jim Muhr (Absent) and Pamela Griffin (Present). A quorum was present.

Community Development Staff Members Present: Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Planning and Zoning Minutes on August 20, 2020. Chairman Nye asked if there were any changes needed to the minutes. No changes were suggested. Mrs. Brown motioned that the minutes be approved as is and Mr. Pederson seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Mrs. Dahlke welcomed Dean Pederson to the Commission.

Chairman Nye informed the Commission that Terry Otts has resigned from his position on the Commission.

Information/Discussion/Action:

S-17-02 MADERA PEAK ESTATES LLC / MARK LANDA (Applicant)- Preliminary Plat Extension for Madera Peak Estates Subdivision

Mrs. Dahlke gave a brief summary of the request and stated that one of the business partners involved in the PLAT was in attendance.

Glen Wooden addressed the Commission and expressed that he and his business partner, Mark Landa, were requesting an extension on the PLAT. He stated that they have run into issues with ADEQ.

Chairman Nye also gave a brief overview of the project. He stated that if the extension is denied, the preliminary PLAT process would have to start all over again to which Mrs. Dahlke agreed.

Mrs. Brown stated that due to COVID, projects are taking longer than normal to complete.

It was suggested that a 6-month extension be an option.

Upon motion by Mrs. Griffin, seconded by Mrs. Brown, a 6-month expansion for the PLAT was unanimously approved.

Public Hearing:

6. **CUPP2007-001 JAMES & GAIL WASHING:** An application to request the Planning and Zoning Commission recommend approval to the Board of Supervisors for a Conditional Use Permit to allow a three-story, 34-foot in height building (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance) for a new single-family residence. In the R1 Use District, a Conditional Use Permit shall be required for any building exceeding two stories or thirty feet above ground level (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance). The property is located at 8820 West Emma's View Strawberry, Arizona (APN 301-04-011A).

Mrs. Dahlke gave an overview of the project and request. She explained that the draftsman didn't measure the grade correctly on the submitted plans, which was caught by our County inspector at the footing inspection. Two options were suggested to the applicants and their contractor to resolve this issue: to either apply for a Conditional Use Permit or to bring in a

lot of fill dirt in order to build up the height of the loft side of the home. Both the applicant and neighbors agreed that bringing in the fill dirt would not be aesthetically pleasing.

Mrs. Dahlke explained that the difference between this case and a previous case that was brought to the Commission recently requesting the same thing is that this request is only affecting a portion of the home and not the whole structure. There was also not a large mass of people opposing this request like there was with the previous case.

Mr. Pederson stated that he had driven by the subject property and confirmed that the home didn't infringe on any of the neighborhood views. He stated that there appeared to be another 3-story home in the area. Mrs. Dahlke explained to the Commission that upon researching the area, no other 3-story homes were discovered.

Mrs. Myers stated that it appeared the height issue was discovered at the time of the footing inspection, but that now the home is basically built.

Brennon Mclaws, the contractor for this build, addressed the Commission and reiterated that they do have the ability to bring the home into compliance with the use of fill dirt, but that this would be unsightly to the neighborhood. He also explained that an agreement between him and the County was signed that stated he would do what is necessary to be in compliance with the County.

Deb Bradway spoke to reiterate to the Commission that a signed agreement was made with the contractor stating that they would continue the build at their own risk and that if the CUP was denied, they would be required to do whatever work was necessary to bring the home into compliance. She also confirmed that these types of agreements are not done on a daily basis, only in special circumstances. Randy Pluimer, Chief Building Official, was the person that chose to have the agreement be made.

Concerns regarding inconsistency were addressed by the Commission.

Mrs. Dahlke stated that each zoning application is reviewed on a case by case basis and that a CUP is a tool that allows staff to review applications on a case by case basis.

Upon motion by Mr. Pederson, seconded by Mrs. Brown, the Commission voted 4 to 1 to recommend approval of CUPP2007-001 to the Board of Supervisors.

7. **Adjournment.** Mrs. Brown made a motion to adjourn the meeting and Mrs. Myers second the motion. The motion to adjourn was unanimously approved at 10:36 A.M.